

Clark County Community Survey

Compiled by: Whisper Mountain

2015



The following survey was provided to Clark County residents and out of county property owners in January and February 2015. The results of the survey follow:

***Increased Growth in Clark County – A Vision for Future Land Use Planning
2015 Clark County Planning and Zoning Survey***

January 22, 2015

Dear Clark County Resident,

We need your help! Clark County is embarking on an initiative to determine if the current decline in county population can be reversed. This questionnaire is designed to help us understand your perceptions of the needs in the County in regards to long range planning. We are also using the information from the questionnaire to proactively update the Land Use Ordinances to better meet the vision of the residents of the County.

Your returned survey indicates your willingness to take part in the study. Your participation in this study is voluntary. All individual survey responses are strictly confidential, and are for research purposes only.

Your opinions are important to us. Please return your completed survey by February 15, 2015 to the Clark County Planning and Zoning in the provided stamped and addressed return envelope.

If you have questions regarding the survey, feel free to contact any member of the Clark County Planning and Zoning Commission.

Thank you for your participation!

Sincerely,

Kerri, Ellis

Planning and Zoning Administrator

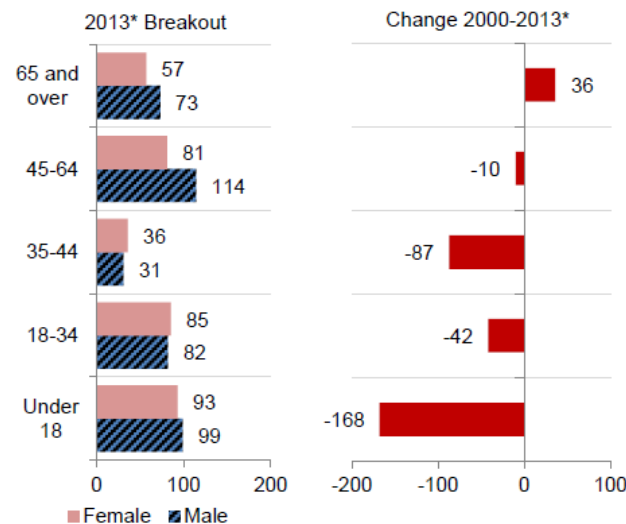
Increased Growth in Clark County – A Vision for Future Land Use Planning

2015 Clark County Planning and Zoning Survey

Clark County has the highest out-migration of any County in Idaho. This survey is being conducted to determine what land use practices and policies might be changed by the Clark County Planning and Zoning Commission to reverse the out-migration trend.

Some Facts:

- Since the 2000 U.S. Census the population in Clark County has *decreased by 26.5%*.
- Since the 2010 Census the population has *decreased 11.7%*.
- Clark County Schools has seen the effects of the out-migration.
 - Elementary School Students 2009 – 2014 *decrease of 33%*
 - Jr-Sr. High School Students 2009-2014 *decrease 25.2%*
- Median Age of County Residents *increased by 20.5%*
 - 2000 – 20.7 years
 - 2013 – 37.0 Years



- Median Income Per Capita \$20,032
- Individual Living in Poverty 14.9%
- Percent of Households with Social Security/Retirement 50%
- Percent of Houses that are Seasonal Homes 25.1%
- Owner-Occupied Homes where Greater than 30% of Household Income Spent on Mortgage 54.7%
- Renter-Occupied Homes where Greater than 30% of Household Income Spent on Gross Rent 4.1%

| Commuting Characteristics, 2013* | |
|------------------------------------|------------------|
| | Clark County, ID |
| Workers 16 years and over | 388 |
| PLACE OF WORK: | |
| Worked in county of residence | 254 |
| Worked outside county of residence | 134 |
| TRAVEL TIME TO WORK: | |
| Less than 10 minutes | 141 |
| 10 to 14 minutes | 43 |
| 15 to 19 minutes | 63 |
| 20 to 24 minutes | 31 |
| 25 to 29 minutes | 16 |
| 30 to 34 minutes | 62 |
| 35 to 39 minutes | 0 |
| 40 to 44 minutes | 3 |
| 45 to 59 minutes | 13 |

As one can see the community sustainability trends for Clark County are all trending towards the negative! The question that the Planning and Zoning Commission needs to resolve is – *are the land use regulations in the county supportive of hindering growth?*

One issue that has been raised which will be addressed in the survey is the minimum number of acres required to build a new home on. This is referred to housing Density. Density is defined in the Clark County Development Code as; “A unit of measurement; the number of dwelling units per acre of land”, or in other words 1 housing unit / acreage.

Currently the rural living zone, which covers all the areas of the County side of City boundaries, allows for a minimum lot size of 2.5 acres. The density requirements for selected areas however, do not allow for a lot size of 2.5 acres except in the area of impact for the City of Spencer which allows for 1:2.5 or 1:5 acre parcels depending on location in the Impact Zone.

The Densities in the Rural Living Zones, except as noted for the City of Spencer Impact Area, are as follows:

| Planning Area | Density : Acreage |
|---------------------------------|--|
| Kilgore | 1:40 |
| Spencer | 1:20 (outside of City Area of Impact) |
| Medicine Lodge Crooked Creek | 1:20 |
| Birch Creek | 1:20 |
| Snake River Plain | 1:20 |

The following survey asks a series of questions that are designed to address the issues facing Clark County from a community sustainability standpoint. The results will help the Planning and Zoning Commission update the Clark County Comprehensive Plan and make changes in the Development Code to address community input.

Below are several questions related to Clark County and its future. Please take a few minutes to respond to the questions. Your input is not only valuable to the Commission, but also important to Clark County's future. When you have finished the survey, please return it via the stamped and addressed envelope. And please know that all answers are confidential.

Thank you for taking a few minutes to help improve your County.

1. Do you agree that Clark County's population is decreasing (out-migration)? Yes ____ No ____

Comments _____

2. Does the Clark County Planning and Zoning Commission have a role in reversing the out-migration trends presented above? Yes ____ No ____ If yes, define the role?

3. The Community Design Goal in the Clark County Comprehensive Plan states "*Clark County desires to maintain its rural lifestyle and historic pattern*". Is that a reasonable goal for Clark County? Yes ____ No ____.

4. How do you describe the rural lifestyle and historic patterns of Clark County? Please Explain

5. In your opinion, does housing density as defined above, play a role in maintaining the rural life style and historic patterns of Clark County? Yes ____ No ____
("Density is defined as - A unit of measurement; the number of dwelling units per acre of land", or in other words 1 housing unit / acreage".)

6. Has housing density contributed to the population decline in Clark County? Yes ____ No ____

Comments _____

7. If in your opinion housing density should be changed in Clark County what changes would you recommend in the rural living zone as described above?

- a) Remove all Density requirements? Yes ____ No ____
b) Change the Density within a specific buffer around Dubois? Yes ____ No ____
c) Change the Density to 1:2.5 acres in all unincorporated areas of the County. Yes ____ No ____
d) Change the Density to 1:5 acres in all unincorporated areas of the County. Yes ____ No ____
e) Change the Density to 1:10 acres in all unincorporated areas of the County. Yes ____ No ____

Others Density Change Recommendations – Please Explain

8. In your opinion what is the reason for the out-migration that is occurring in Clark County?

9. What changes in the community should be made to reverse the out-migration trends in Clark County?

10. What is your "Vision" for the future in Clark County?

What policies or ordinances do you believe should be changed in Clark County to reverse the "out-migration" trend?

11. Are there other issues that you could add which you feel would be useful for the Planning and Zoning Commission should consider?

12. Are you aware that the Clark County Comprehensive Plan and Development Code are located on the Clark County Website <http://www.clark-co.id.gov/> ?

Yes _____ No _____

Please tell us about you?

Gender: _____ Male _____ Female _____ Age _____ Employed _____ Retired _____
Family Size (# living in home) _____ # of Children in School K-5 _____ 6-12 _____

Annual Income Range:

Under \$10,000 _____ \$10 – 19,999 _____ \$20 – 29,999 _____ \$30 – 39,999 _____
\$40 – 49,999 _____ \$50 – 59,999 _____ \$60 – 69,999 _____ \$70 – 79,999 _____ \$80 – 100,999 _____
\$101 – 125,999 _____ \$126 – 150,999 _____ over \$151,000 _____

Own: _____ Rent: _____ Years lived in the Community _____

County Resident _____ Non County Resident _____

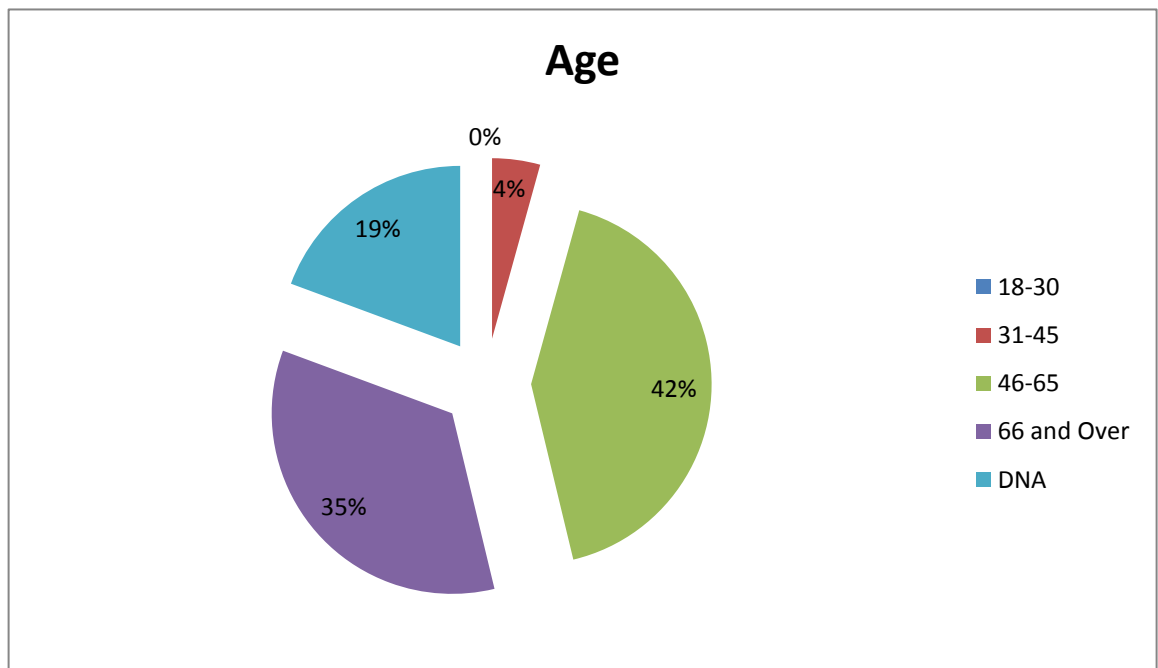
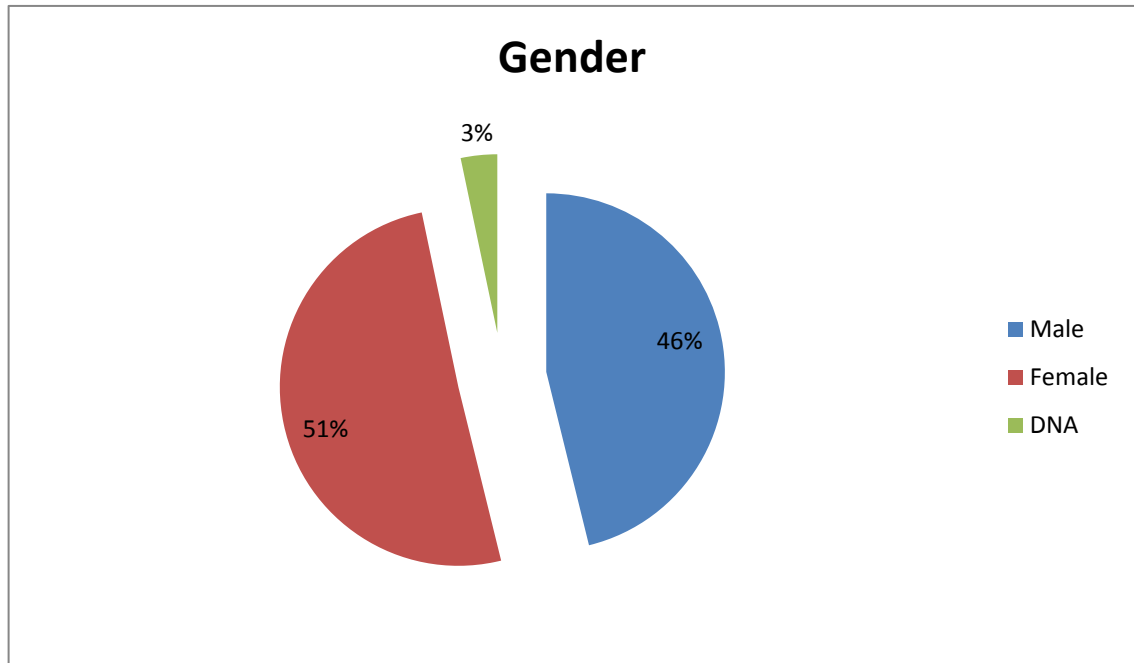
Do you commute to work in another city or town? _____ Yes _____ No

If yes, to what city or town? _____ Hours spent in daily commute? _____

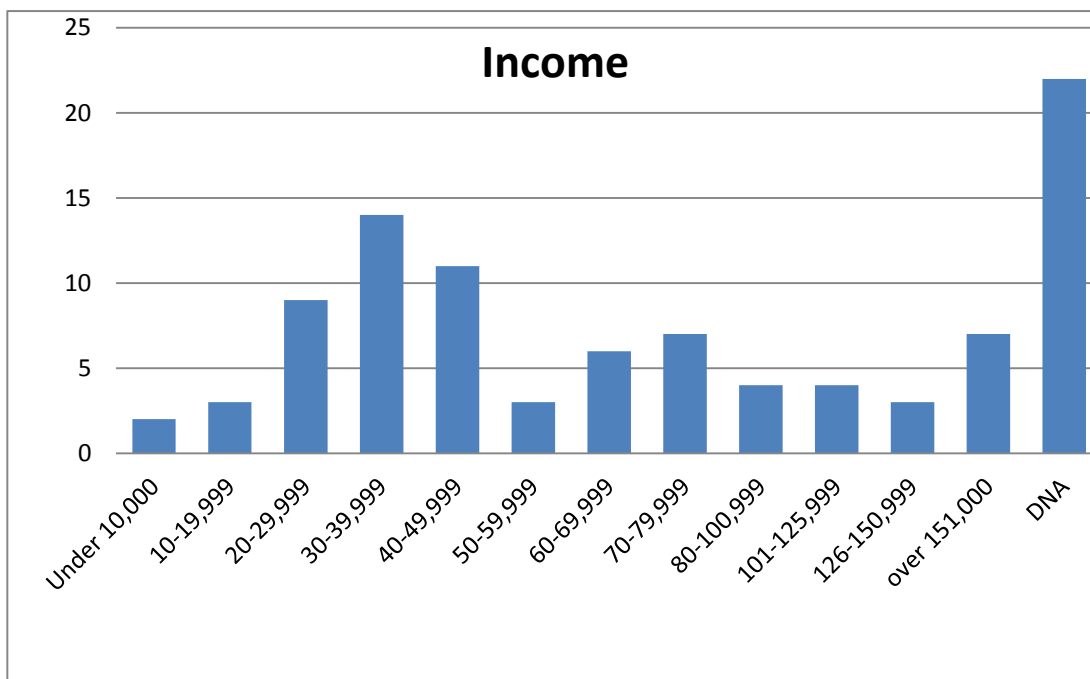
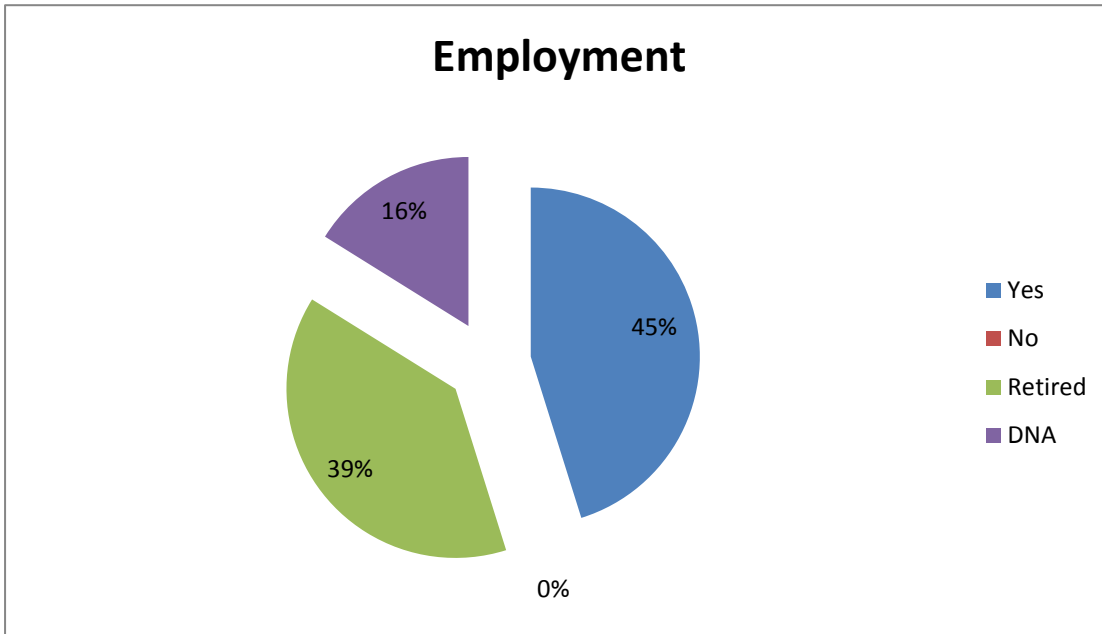
Note: All Comments are reproduced exactly as submitted. No attempt to edit comments has been made except in cases of personal attacks on individuals.

Clark County Survey Results

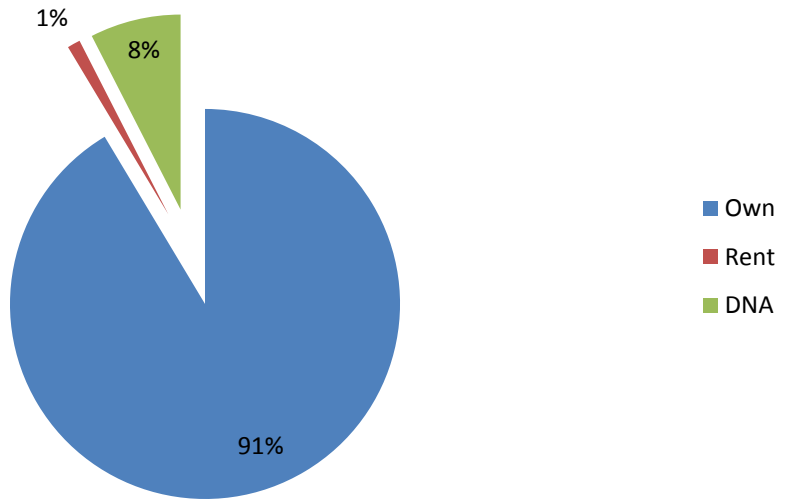
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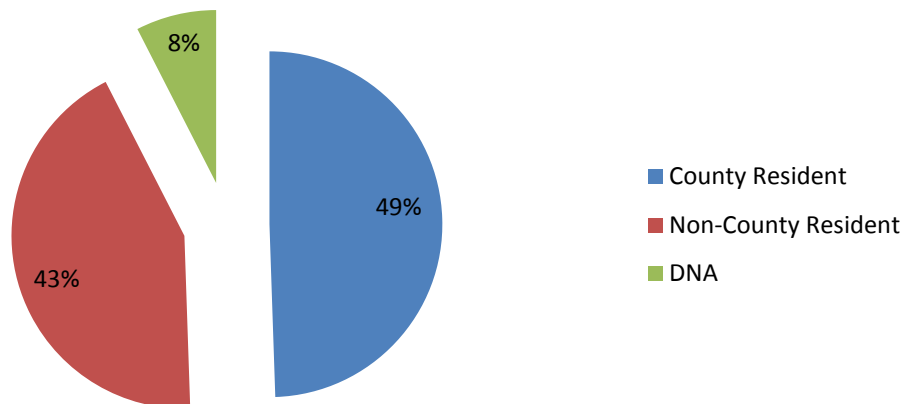
- **Family Size = 1.95 People**
- **K-5 Student = 6**
- **6-12 Students = 10**



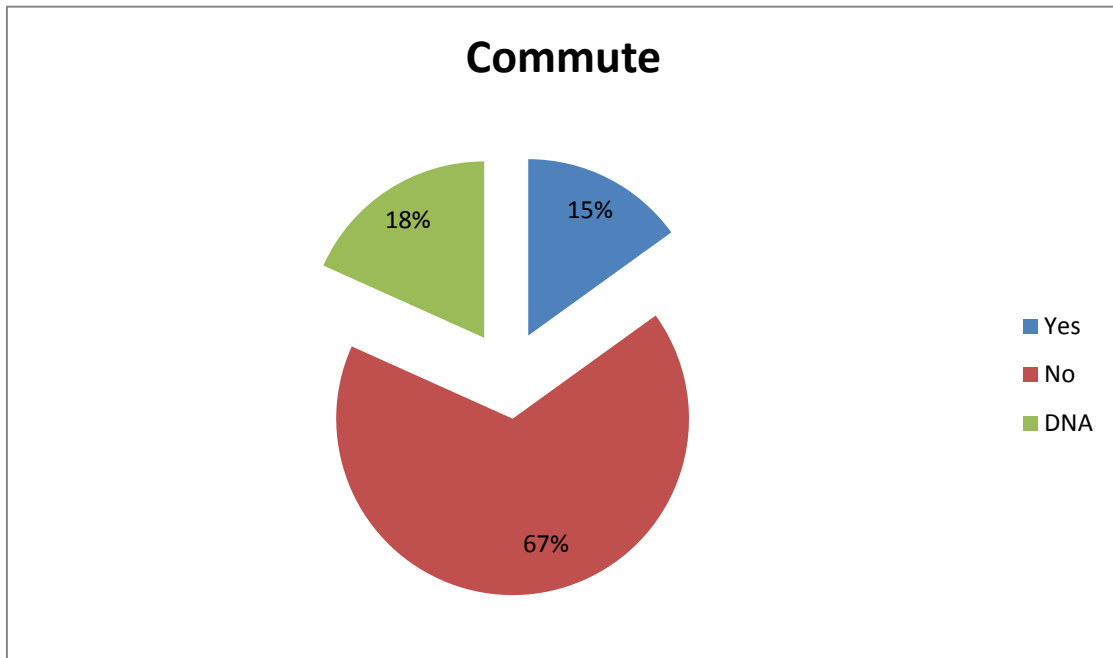
Housing



County Resident



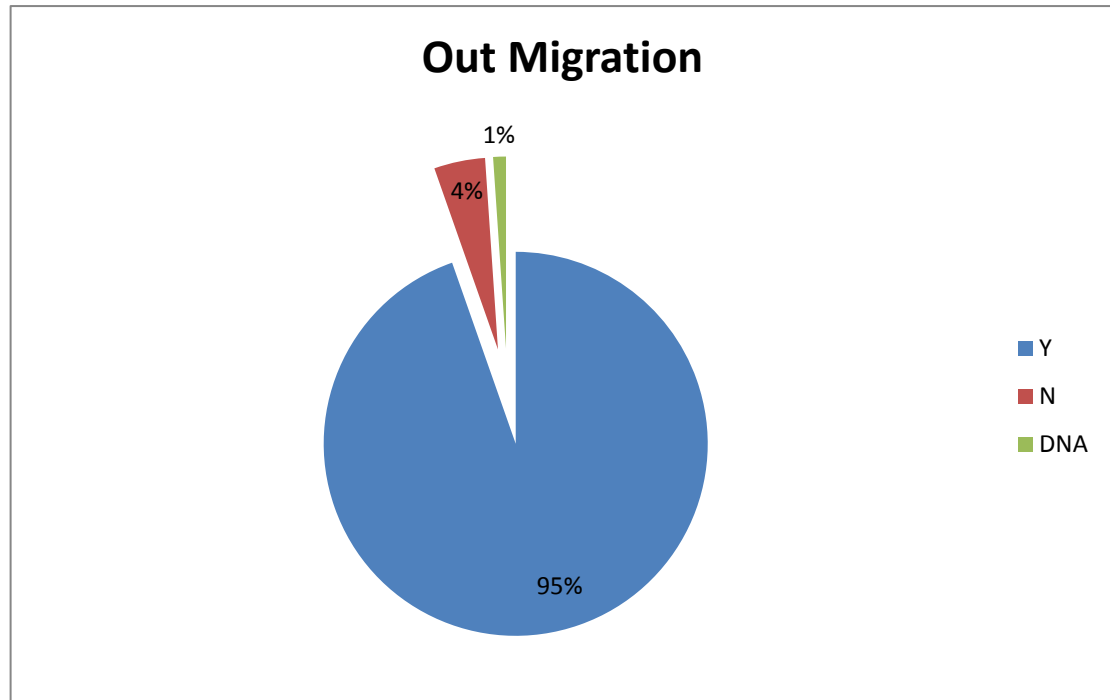
Average Time in Community – 28.7 Years



Where:

Rigby
Rigby
Rexburg
Lewisville
Idaho Falls
Idaho Falls
Sugar City
Rexburg
Terreton
Worldwide
Idaho Falls

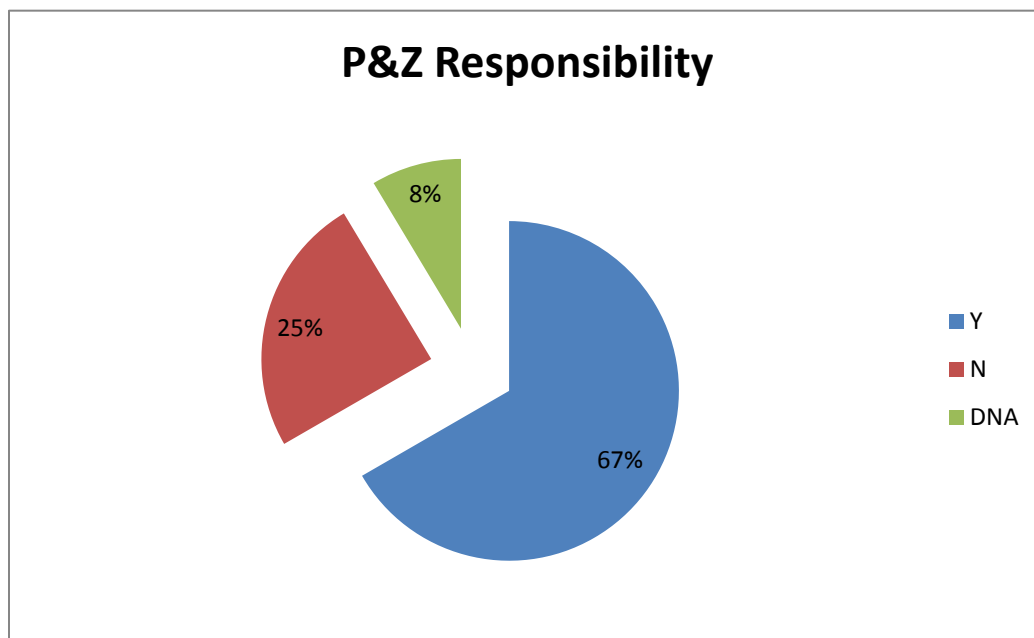
1. Do you agree that Clark County's population is decreasing (out-migration)?



- number on reason is lack of employment opportunities – jobs, jobs, jobs
- I don't believe that zoning is driving out-migration In my opinion "JOBS" are the primary issue.
- large tract of land is held by more County owner
- Because of there being no jobs. One person buys everything and doesn't let anyone else let anyone else in for competition. That is unfair.
- Yes – When I go to Dubois my impression is decline. The gas station is busy. Jobs appear to be civil jobs – no new attractions, businesses, young people --
- You have to realize that most of Clark County is a ranching area that is fairly seasonal due to weather.
- Property in set aside instead of productive and taxed.
- This is the natural trend as ranches & farms get bigger & more efficient
- Less of all categories of employment has resulted in out-migration to seek Yes
- These are only numbers to me the less population the old free feeling I have
- Seems like a lot or rural small Western towns are having similar problem.
- No jobs or places for vehicle repair or major grocery shopping
- Yes and it is young people especially
- no jobs or affordable housing
- lack of job opportunities
- Due to lack of employment and community services.
- lack of jobs that pay a livable wage

- Job opportunities limited. Housing limited.
- When big business closed plant we saw the hit coming.
- Aging population shut down of Larsens Potatoe Large ranching concerns & US Forest & Dept of Land Management
- Would the Forrest Service plant more trees somewhere – have young people help or anyone
- No jobs or future for a family
- There is very litte employment opportunities
- People go where there are jobs.
- Clark County lacks many opportunities that would encourage folks to stay
- No work, no new buisneses, no room to start families
- Lack of work and no housing
- Some of this problem was the closing of a potato plant.
- as an “out of stater”, clark county is not considered a destination.
- Young people must go elsewhere to get work/ older people are retiring
- Need more businesses to hire people
- We feel a big share of this is Hispanics moving out for employment purposes.
- Our commissioners won’t send their kids to school here and to choose to live outside the county but tell us what to do.

2. Does the Clark County Planning and Zoning Commission have a role in reversing the out-migration trends presented above?

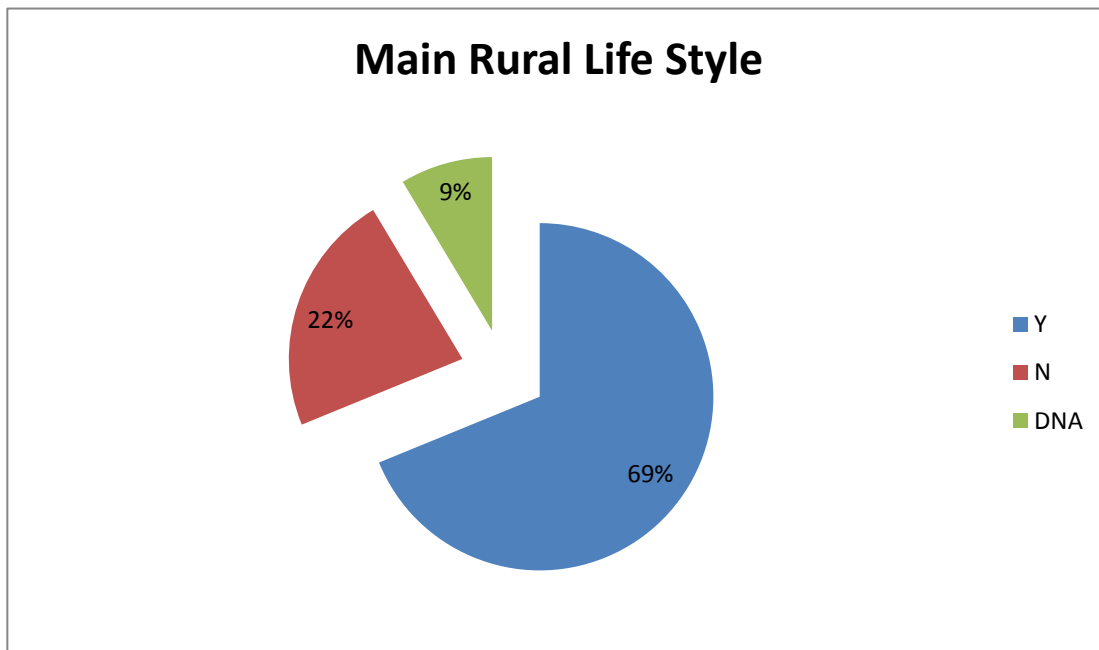


- If they have a role in making zoning & taxes incentives to attract no activity.
- I don’t think you can make a difference

- P&Z can either lower size of building lots to encourage more home building, or leave building lot size as is which discourages building; 1-20, 1-40 etc.
- Must not resist any industry and don't create plans that must be supported by the residents
- Is there opportunity for commercial – business growth? What can Clark Co. offer that could attract new business?
- less regulations
- Yes & No Even if changes are made, you will not change those of us who will not sell our land for development. The land is compatible for ranching and farming – not housing developments & 4-wheelers up and down constantly.
- Reduce the size of ground to buy to less than 20 acres.
- Plan to promote ways to bring jobs & businesses to Clark County so that people can make a living here.
- Zone to improve the aesthetics – not so many trailers.
- Support policies that enhance multiple use within the County – especially on Federal and State lands.
- They need to actively recruit new businesses and find ways to keep jobs here. It is their job to find solutions and not sit on their Planning & zoning and the commissioners have done everything to help the county in the past 15 years. They do seem to help themselves.
- attracting new business
- Being proactive to changing needs for new growth
- Why bow down to Big City wants! None of you folks are starving.
- Have policy in place to attract businesses that meet the zoning requirements
- Seek ways to change this trend
- not unless you can reverse job loss
- Maybe, but not likely
- Increase in affordable housing
- must bring more jobs to Clark County
- watch for opportunities for Clark Co
- County should be zoned to increase the potential for growth – both residential & commercial.
- Need to change the requirements or help re: how much property is needed to build a house on!
- Trying to bring new business to county. Dubois looks like a dying ghost town.
- Clark County P&Z and commissioners were deciding factor on zoning
- Planning & Zoning rules should be enticing to those who seek land for a place for a recreational building or home for summer.
- Create new jobs
- Amount of utilities available electric grid Internet grids – phone grid septic grid All Departments on Aging. 2) Density of Population 3) terrain 4) Available work closer 5) Attraction of businesses 6) Closing of Spencer Bar & Restaurant.
- Change the home per acreage requirement
- It is all about jobs, then housing
- If you are able to talk with other cities for ideas; Sorry this is tough

- But only to the extent dictated by the ordinances agreed upon by those living within the county.
- The need to explore business opportunities to attract companies to come here with permanent jobs
- try to get new business
- Look at bringing in new jobs and post interest for people to move to Clark.
- Make it as easy as possible for people to be attracted to living in the county. For example – no perm. Foundations or acreage requirements for mobile home. (or homes in general).
- Not sure – it can't create jobs or businesses but it can create an area that is friendly to attract businesses. I'm afraid Dubois is too far away from things for new business to come to.
- If anything, it is a small part next to the roles of city and county.
- Reduce regulations to allow for growth, trailers – lot sizes – restrictions by zones.
- Clark County needs 2 or 3 reservoirs.
- Available jobs are the issue.
- make it easier for someone to move in
- P & Z sets our future in Clark County
- By trying to get zoning ordinances to attract some development or industry
- This survey proves that the commission is really trying, but permits are priced way to high, for this reason we are building a new home in another county.
- Planning for Infrastructure
- I don't think the commission needs to have this issue as their premier concern, but do feel they need to consider it as they make decisions.
- Do whatever is possible to bring tax base generation wherever and however possible!
- everyone has a responsibility to effect positive change
- Small limited role Planning and zoning focus should not be on population should be on business development and long term best interest planning for city and infrastructure.
- Around town broaden impact zone to start housing areas where city lots can be purchased. A 30-40 minute commute is common. My average from home is 1 hr one way
- They could zone more businesses along Main Street. They could help do planning to support local businesses. They could create events to stimulate local interests. The circus and shoot-out days were a good start.
- Make more attractive for development & cheaper
- Changing rules to allow more non-residential property owners. Also you have to somehow get more jobs.
- To make moving to and living in the county a pleasant safe place to live
- Find and bring new commerce into county.
- Someone must define a vision for what you want it to be and actively make it that. If you don't get ahead of this there will be trouble. A plan by "default" (i.e. doing nothing) is no plan at all.
- The P&Z can make it easier and cheaper to live in county by allowing smaller lots etc.
- Maybe yes – density ratio's in surrounding areas to high.
- High Plains Propane Co. are providing jobs (some)
- Planning and zoning have hurt the county more than helped.

3. The Community Design Goal in the Clark County Comprehensive Plan states “*Clark County desires to maintain its rural lifestyle and historic pattern.*” Is that a reasonable goal for Clark County?



- It is not all about history here.
- Somewhat!
- Depends on how “rural” is defined –
- This is an agricultural county, period, mostly grazing

4. How do you describe the rural lifestyle and historic patterns of Clark County? Please explain.

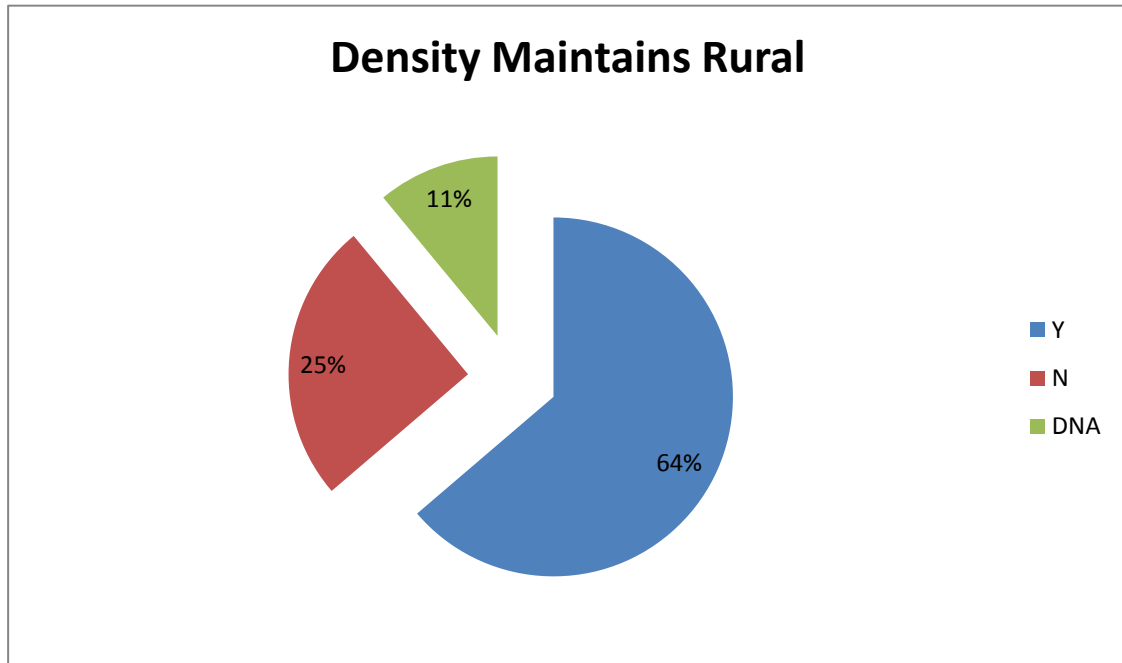
- Clark County will always be rural no matter what you do for a long time into the future.
- In todays world we have to give up the old ideas of Clark County. At its current trend in 20 years Dubois will not exist any longer. It is all about business and jobs
- If rural lifestyle and historic patters restrict proactive measures through tax incentive and zoning issues to discourage job and industry growth, then the community design goal should be changed.
- Farming and ranching
- Not necessary

- 20-40 acres of rusted barb wire and june grass!!!
- Calm, quiet, beautiful place to live
- Family interest on the land
- We need new developments here. Tear down the old buildings that are falling down and fix it up. Make it look nicer.
- Think cowboys. Fishing and hunting – recreation, of course, but something new. And jobs that will sustain that life style.
- They are not to be determined by a board.
- It has always been a ranching type area from the beginning. Kilgore especially is an open area of quiet and tranquil beauty . You start making an “Island Park” out of it and the natural beauty will disappear!
- Need to create new businesses & make some reason for people to come. Nothing progresses without change.
 - One of the strengths of Clark County is that it is not too caroded. Zoning can make Clark County junkie or more attractive to encourage more affluence brought in.
- The rural lifestyle enhances the open spaces that urban America & Idahoans seek to recreate on & use as an escape refuge. Historically multiple resource uses supported the County in revenue and populations.
- We can have a rural life style and still have a few high paying industries move here.
- Slow pace of life, everyone is friendly
- A mix of Ag & urban
- The lack of over Poplation, the Right to use Public land – to graze our sheep & cattle
- County life with few neighbors with a simple way of life.
- Clark County doesn’t like change and there are many who want it to be like it was 30+ years ago. Most of the businesses are gone now and so are lots of the “old-timers”
- Pleasant and interesting
- More and more jobs and businesses moved away and nothing to keep people here
- It nice and quiet but no jobs
- Dynamics have changed. You now have a half dozen large ranches & farms mostly controlled by outside corporations
- We are not at a historic pattern now. We need to get back to the use it was with people and businesses twenty five years ago.
- Friendly and sparsely populated
- I believe that most Clark County residents want the wide-open spaces and agricultural landscape but also want amenities and a stronger tax base. Everyone wants it all & many are willing to compromise.
- Our rural lifestyle is not going to change because what is there to attract anyone to move here!
- I like the quit life style but we need growth we need to history alive that is all we have
- Not all people who want to move/build want or need a 20-40 acre parcel. 2nd home vacation home owners are not nec farmers or want to maintain lots that large
- As we see it there would not be any significant impact of the rural and/or historic lifestyle in Clark County. There are no incentives to live here. No jobs. No housing.

- We agree, but your problems need building, construction, and people. More of them.
- We need to grow and need jobs for people
- There are fewer small ranches & farms that can maintain and support a family. Therefore, new business need to be supported
- Clark County appears to have very little fulltime residents rurally most pull out come winter. Towns are almost vacant in winter (Spencer & Dubois) Very little open business
- Summer & winter recreation
- I love it here, but we need some type of industry to bring in jobs. More housing is needed.
- Small community to know and help
- In my mind, this is a key point. I'm comfortable with quiet and isolation so I prefer slow growth. However, most people in today's world would consider Idaho Falls a rural lifestyle.
- More cooperate farm & ranches using more modern equipment
- Predominate open spaces with very, very low density residences. Most residences grouped in towns or grouping to keep open spaces undisturbed
- If a resident desire to have a dog, cat, even cows & horses, chickens, etc. they have a right to do so.
- Great mountains within minutes Good family life – good schools
- The rural lifestyle and historic patterns create a safe environmet for residents.
- The rural life lifestyle to me is the everfriendliness of people and all of the activities the community puts on – not sure of the historic pattern? From one visit Clark has always been depressed.
- It is not feasible to think that small farming operations can exist in the county. Not in this century.
- It is definitely not an urban center. The area should be kept close to its natural state – It is cattle grazing country.
- Quiet, cattle & recreational use.
- Boom and bust.
- Can maintain rural lifestyle by historic pattern? All the small ranches have dissapeared and no longer can maintain "historic pattern."
- Winters in Kilgore are hard and long and the distance is to great for most people
- It's a ranching county. Woods livestock would be a good example. They were a huge cattle and sheep Co. At one time I believe they had one of the biggest sheep operations in the country.
- Historic pattern seems to me to slowly die rural lifestyle just means what we have instead of big city
- Maintaining a good density program helps us out so that Clark County won't become another Island Park.
- The county has alot of rural area that are like most other farming and ranching counties
- This is a ranching community. But the little ranches have been bought out by the Big ones.
- No change

- Farming and ranching lifestyle
- Production Agriculture has been in Clark County since its start. There is a lot of history about this over the years. Ag and other natural resource use is the basis of the economy and the lifestyles of most who reside here.
- Extremely rural with out enough tax base generation to survive today's economic requirements
- It is one of the most important assets we have.
- Primarily ranching and agricultural with a secondary use in recreation/tourism e.g. snowmobiles, hunting, and fishing
- Good
- Nobody wants an Island Park so open up some areas around towns to small lots or mini ranches in some acres. Last meeting I went to there was no land available around Dubois for teachers or residents
- Historically speaking this town was thriving in the 1950's & 1960's. When agriculture was thriving, there were jobs and monies that poured into local businesses. During the 1980's, 1990's this town started slipping. The mayor at the time didn't permit growth, and it went into decline.
- Somewhat but growth is necessary so some areas might have to change.
- At what price! When all the old people die, there will be no one left.
- Restore the building that were here in the past
- Rural lifestyle means having a place to raise a family and livestock and be self sufficient in a community not an urban setting.
- Farm and ranching with hunting and camping.
- Stockmen/women historically, but there is no "big picture" plan to market that image to well funded investors.
- Living in a small town with ability to have pets, horses, etc. does not mean living in large open spaces
- We don't want it too crowded but need more places of employment
- Such as requiring 20 acres in some areas before allowing a family to build a home there. We know of residents who were looking for places to buy but felt they couldn't afford the cost of 20 acres – some moved elsewhere.
- Old West, cowboys, stockmen, sheepmen, railroad, agriculture
- This is an agricultural county, period, mostly grazing

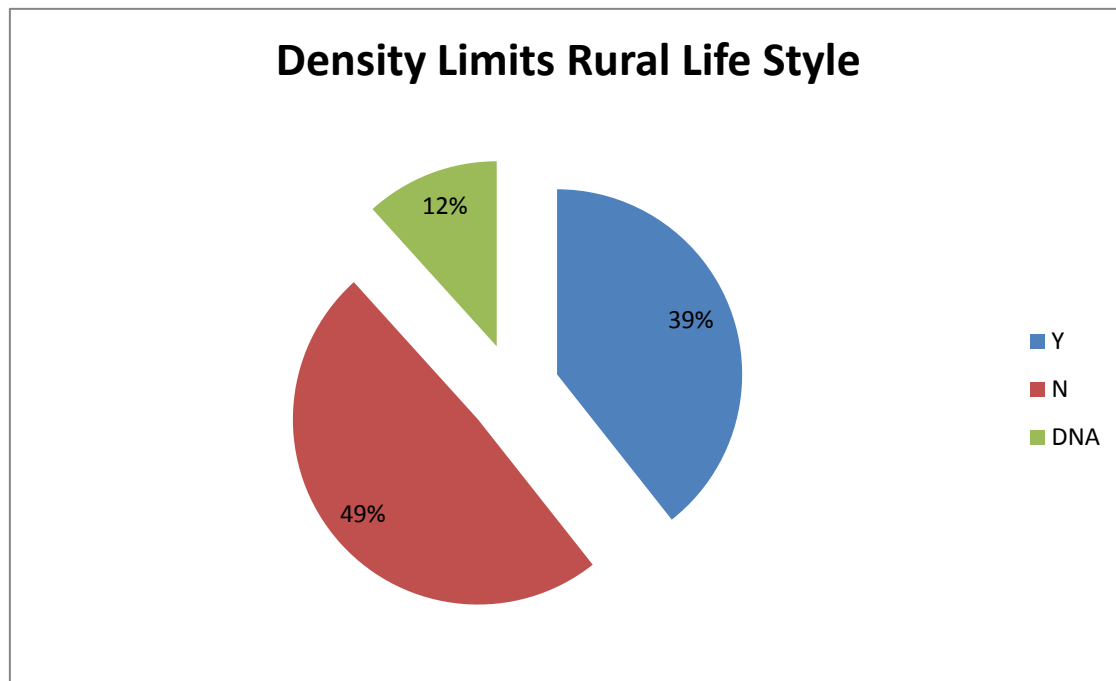
5. In your opinion, does housing density, as defined above, play a role in maintaining the rural life style and historic patterns of Clark County?



- I believe that depends on how it's done.
- because of other factors, it hasn't made much difference
- Rural life-style means knowing your neighbors. This town doesn't interact. Current mayor doesn't know interact either. Keeps us in a stagnate pattern as before decline. Leadership makes a difference! If you want more space, people typically have moved to Medicine Lodge or Spencer.

(Density is defined as – A unit of measurement, the number of dwelling units per acre of land”, or in other words one {1} housing unit/acreage.)

6. Has housing density contributed to the population decline in Clark County?

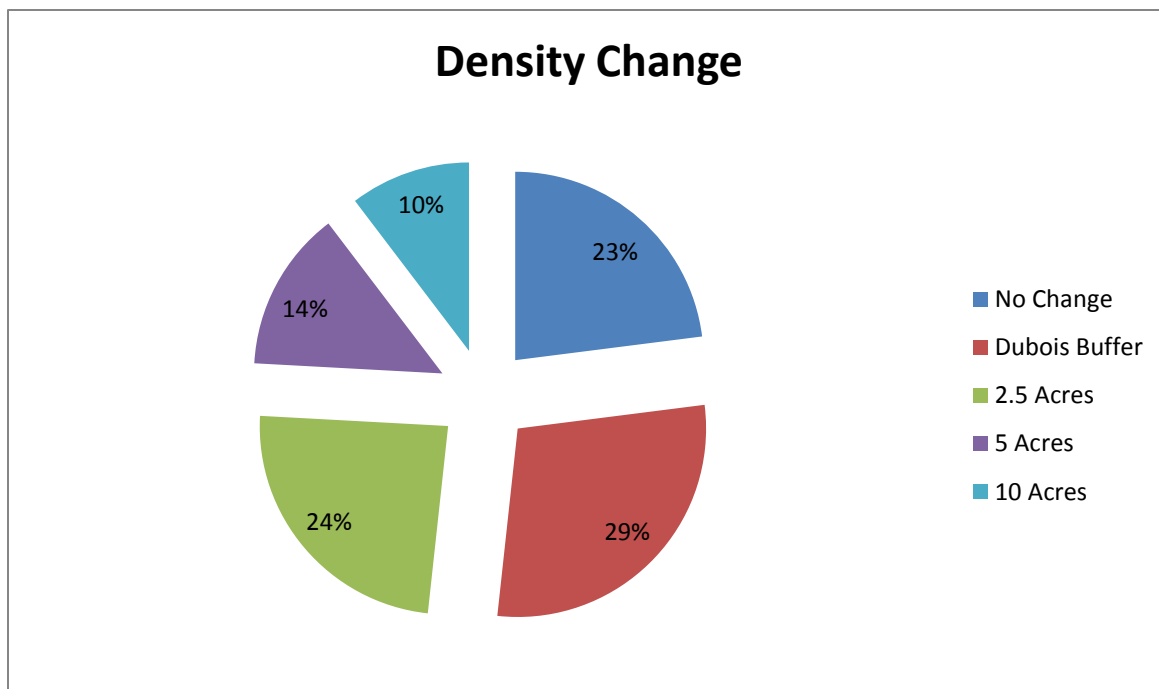
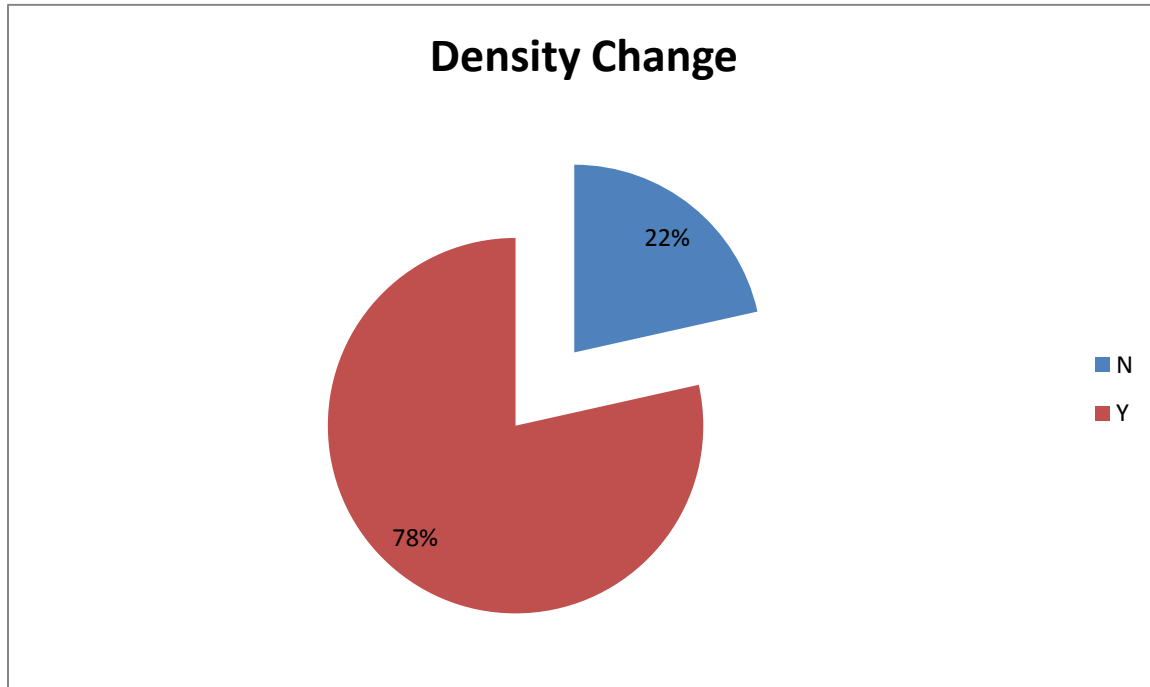


- It will some but mostly parents and children living close together. Also locals will not sell land for people to build on.
- Look at your own commuting model – people working here, live here. Create jobs and people will come.
- Clark County should have as it's number issue in it's mission statement Job Growth.
- lack of jobs, lack of services, some people leave when they can't buy or build houses
- You guys have taking away from the minority that doesn't have enough money to pay to buy a house. For instance the apartments are no longer available and it will just sit there and it will never be a hotel.
- If people can't make money, it doesn't matter. Think business attraction (zoning?)
- Small amount
- The density outside community areas is much the same as over the last 70-80 years. The people before then left mainly because of harsh weather.
- To many un-maintained building and the trash & old cars ect.
- Don't crowd Clark County with more cheap housing. Have zoning laws that will attract people looking for an attractive place to work a recreate. Not just a place to park a trailer.
- Most housing is being built as second seasonal homes. This does not result in permanent residency.
- Lack of jobs has contributed to the decline, but the density could be dropped if new industry came to the county.
- lack of employment
- The lack of work, Quality like the Closing of the sheep station
- Maybe – I don't live in Dubois, but we could subdivide a smaller piece of ground.

- I think there isn't enough economy (jobs) or opportunities for young families to take over family ranches.
- We don't think this is the primary problem; however needs to be addressed.
- no job
- When we tried to buy in the rural area we could not afford the large tract needed. The Bank was not interested in selling a few acres. Someone would have had to break it up and sell parcels & that is not practical with 10 to 40 acre parcels
- more about jobs than density
- I believe there is a reluctance by many County residents to change or growth Many feel that a 1:40 acre rating is essential to maintain rural landscape. This limits development potential.
- I am not sure anything you do will change this growth
- The housing is a problem being able to purchase ground is nearly impossible here but we also need business growth with out it housing doesn't matter.
- Biggest impact is no jobs. No industry, except farming or ranching, then – no housing.
- The rules and zoning for recreation/summer homes and parcels for improvement.
- a larger average to care for and year round accesibility costs of all to county & owners are large also sub water in Eastern areas is critical (sewage X well contamination)
- Housing here is very inadequate. Very hard to find a decent rental or home to buy.
- Perhaps to some extent. In our situation it certainly would have. We were willing to move to town (Dubois) to remain here because we couldn't afford or find the land necessary to comply with the ordinance.
- There is plenty of space, the lack of building spaces has not hindered population or caused out-migration.
- I think most of the decline is from closure of the potato plant and also because most things are done thru mechanization (equipment that has replaced manpower)
- somewhat – some people want to buy property to build and people won't part with property
- We wanted to move into Clark but could not afford the acreage required to build and we know of others.
- Yes and no restrictions makes it hard to build. No infrastr5ucture to expand. "Biggest issue" – NO JOBS!
- In Kilgore yes
- Lack of jobs & housing has made it what it is.
- I believe that we need to go after more buisness's like garbage disposal, mining, entertainment
- But it is hard to find land for sale to put a house on.
- I don't think so up to this point.
- Wake up people of Clark County We have to create revenue generating entities, housing, and businesses.
- Housing density is a long way down the list with job opportunities being #1

- population decline due to: 1) Lack of jobs, 2) Limited schooling options, 3) road plowing/snow e.g you can not live in clark County and work elsewhere unless you can drive to work and kids can get to school
- If you cannot build you cannot live there most people have children
- The only crowding you see is the Wagon Wheel trailer courts that has packed in trailers. It would be nice to see those folks get invested into real homes. Stimulus packages to help potential home buyers (a little).
- Not necessarily the decline, but the ability to grow
- current rules are keeping people out
- One house per 40 acres is old fashioned and not applicable in today's society. One house per 5 acres!
- Lack of housing & also lack of work to keep people here
- It has more to do with economics and available employment opportunities
- Rather than change the housing density across the county decide what pockets of land can be more densely populated and change those areas only.
- the biggest problem is that electricity access, water, etc. are not available cheaply in areas outside towns
- Maybe in outlying areas
- Requiring too large an acreage for a home site.
- You cannot make a living on 20 or 40 acres – also you cannot drill a well “anywhere” or have power anywhere – this is a limitation – this is a desert.

7. If in your opinion housing density should be changed in Clark County, what changes would you recommend in the rural living zone as described above?



Other density change recommendations – Please explain.

- Change to 1.00 acres density for all areas.
- Not necessary
- Limit livestock, commercial business in certain areas; limit transient mobile courts, try to attract stable population
- None – around your communities if you desire, but the unincorporated areas need to be left alone.
- What is good for one should be the same for all.
- Dubois and Spencer could use more density. Kilgore could be ruined if made too dense.
- Most acreage is held in strong hands. One has to be careful not to allow a lot of subpar development because it may decrease the visual character of open space & will increase the cost to county services.
- I don't know
- None of the above Why Do you think People live in the County Now lack of Population a good thing
- The density requirement doesn't need changed outside of city limits because all it will do is attract people who want 2nd homes and break up more family places.
- Perhaps we could seek some professional advice on this matter.
- This is only for benefit of summer people – does not add any jobs or business
- By changing density to 1:2.5 (or similar) the County might increase their tax base which could provide more flexibility, more people might buy land for seasonal use which will still increase the tax base.
- I am not sure if any change will increase county population
- Not sure about removing all density requirements, but changes have to be made people can't be expected to buy so much property they don't need.
- 1:5 acres allow for limited livestock
- Dubois density can be what ever is fair – Rural should be; “not under ? acres but not over 5 or ten” With more compatible laws – not so restrictive
- Require planned unit development 2.5 acre lots leads to 2 acres of weeds. Only ½ acre can water off well.
- No change warranted, unless areas of lower density increased.
- Not sure on the acres?
- Density need more options – some people can not take care of more than a city lot – and we do not have the water for it.
- I believe the whole density requirement needs re-addressed as it is very difficult for new-comers, or young starts to get a good root out.
- Reduce density to half of what it currently is in each area.
- Larger lots in towns. Rural parts of county stay with the 10 acres or more to build.
- We have so many people flocking in do we need any restrictions for a period of time?
- Space is needed between home sites (sewer systems) to protect our excellent water quality!
- Lowering density requirements make it harder for the next generation to farm & ranch.

- Unless there is a housing shortage, I don't think this is why people are leaving. More housing developments may add more county tax revenue, but not jobs and higher wages.
- Do whatever possible to attract housing and business to generate \$\$ for our county!!!
- Environmental factors are more important ie. water table in Kilgore. Supporting infrastructure is also critical.
- Because of water table and physical limitations of basin/aquifer higher housing density has high likelihood of high EPA costs in future
- Do not change all city. But change some of county If land owner applies for housing on circle corners etc.
- A home/or trailer should not be compounded on one single lot. A home per lot; not a home & trailer per lot. It looks trashy. A trashy town is not enticing to live in. An example is also the trailers on Reynolds Street.
- Allow some areas with more density and allow zone changes to that if everyone there agrees.
- Make Kilgore 1:20
- "One size fits all" density plans will not work. Decide what pockets of the county you want a higher density and what pockets of the county you want to open. You need a balanced plan (i.e. town density, suburban density, ranchette density, agriculture and open space.
- 1:20 in Kilgore area
- Outside of Dubois & Spencer Cities, a 5 acre minimum should be allowed for someone seeking a home site.
- One housing unit per 250 acres

8. In your opinion what is the reason for the out-migration that is occurring in Clark County?

- No jobs.
- Clark County has lost its main job resource with the potato plant being shut down and the sheep station in trouble That was the two job sources in Clark County We must find a way to attract business more than focusing and reaching. People need a living wage to live in Clark County.
- No incentive to develop new business. But also what are you willing to do to keep current business from moving? Example the Dehy Plant. The day it shut down changed everything. Tax incentives is one idea. But more important is city and county budgets. Cut spending to help relieve tax burdens. School levies whatever must stop. If this county loses Larsen Farms all or in part it is done. Jobs is the answer. And to have jobs you must incentivize new and existing business
- You have got to be shitting me? You don't have a clue why the school is getting smaller? This is my experience with Clark County – I tried to send kids to school there one year. I had to hire an attorney to get the bus to come pick them up. The next year, the school board declared this a non-bussable district so they wouldn't have to take our kids. I have tried to get the county to help plow and maintain the roads out here but to no avail. They do have their hands out when tax season comes though. I have noticed that Dubois is

quite clannish. If you are part of the clan you can get service. So imagine if I'm the only one that has spoken out. In my opinion you should close the school and bus the kids out.

- "Job Growth" is the number one reason for out-migration. The County commission should spend resources on industry growth and job issues as its number one priority if it is truly concerned about out-migration. As a former Planning and Zoning Chairman and City Councilman the only things that changed any significant way were issues items the P & Z, City Council deemed important.
- Closing of the D-high plant; modern farm machinery has replaced manpower
- Dehydration plant closing down.
- No jobs – no businesses
- See #6: Nearness of bigger towns and more opportunity
- No jobs therefore no people living here
- No work avail to residents that will allow gain
- My opinions besides #4 is clean up the garbage around town. Make people proud to live here. Not just throw everything where they want to.
- #1. JOBS. People – young people in particular – must go where jobs are, where they can make a living. I doubt density requirements have a big effect. One of the biggest opportunities: Figure ways to attract and keep businesses. Possible a creative new niche for Dubois, for the County. Businesses bring jobs. There lies your key.
- No work & no housing
- No jobs – go to community where jobs are
- No industry – less regs. My support smaller growth.
- You are seeing the changes of less population around the defined community areas. Work on your community issues to increase desired population there. Leave the ranching and farming areas alone. Those of us who live there do so for the quiet & beauty. We truly have no desire to sell our property or subdivide. The ground water levels will not support housing developments most of which would only be seasonal anyway.
- The trash & ect. Rural and City, Nothing for people to do, Nothing to create new jobs
- Not jobs to provide a living for the people. People not spending their money in Clark County. We need places that people can buy what they need reasonably.
- The extreme environmental shutdown of resource production uses on federal land which results in the need for government to manage the majority of land in the County. This relates also to the failure of the Federal government to support rural counties based on Federal land ownership – Rural school funding and for less of revenue from resource production – Less to county & not making it up with PILT Funding. This results in the loss of good paying & permanent jobs in the county to manage the Federal lands. This includes the sheep station. *Also the mechanization of agriculture has led to the loss of agricultural workers once needed on the land.
- No jobs, no new industry. With local jobs and local living maybe a larger crockery store will come in so we don't have to drive 50 miles one way for groceries. Maybe we could also have gas priced that aren't 20 cents a gallon above Rexburg & Idaho Falls. Maybe the residents could find and keep a good paying job so they would want to stay in Dubois, Spencer, or Kilgore.
- Employment young adults leaving
- Job. County needs to attract employers

- No future in the Work that's Present
- Jobs, non-school busing routes, aging farmers
- No decent jobs is first. The next reason is you have wealthy land purchasers who don't reside in Clark Co. and never will. Maybe there needs to be a class/workshop on transitioning farms/ranches to the next generation.
- No employment & no shopping esp grocery etc.
- Lack of jobs paying a livable wage – No real market/grocery store – monopoly on fuel prices – No medical facilities No Pharmacies – all major shopping, entertainment, and medical 45-50 miles travel each way
- Seasonal jobs
- No jobs for the youth Economic factors that forced the consolidation of farms & ranches, the Walmart & McDonald's syndrome
- No jobs. No good housing.
- Lack of jobs in area
- Several reasons. Primarily the fear of change from current county residents. Also, the difficulty in dealing with the various organizations (especially the City Council) when trying to implement change. Also the lack of opportunity provided by either the county or city for expansion – they tend to be distrustful & suspicious.
- No jobs
- No employment to attract people especially young people which this area needs
- No jobs for young people to stay and no jobs for adults to keep families here. What jobs are here is not able to sustain a family that would like to buy a house or ground to build on the cost of this versus income is much of a difference and it is also hard to find people that will sell property.
- The reality is the availability of shopping on the internet. Competitive pricing of large box stores – Walmart vs small town grocery prices. Lack of living wage paying jobs. Family Farms being bought out when the older generation dies. Young people lack a desire to carry on the family tradition
- No. 1 – No Jobs, No. 2 – No Housing
- Employment – jobs. People live where they can get work. We should be fighting hard to keep Experiment Station open and work on getting it larger. To be more inclusive with more areas of study.
- No jobs
- See above – Also in the areas where people could improve their property to generate income from summer tourists all improvements have been denied. It is ridiculous that the Kilgore area has a 1:40 ratio only the large cattle companies & land owners benefit from this. Instead of having viable use of their own land, the small landowners end up renting to the larger land owners.
- Lack of significant local employment with living wage buying bare land with no close utilities.
- Lack of jobs.
- Potato processing plant moved away
- Personally I doubt that housing density requirements or the primary reason for the out-migration. People are products of their environment and most prefer the hustle and bustle

of a city. We can't even get the ones that work here to live on location (an example is the number of school employees that travel in from other areas).

- Housing density is fine. Too many other regulations, mostly state, in building a house in county: sewer, well, etc.
- Bad economics, shortage of jobs, agricultural mechanization.
- Loss of career jobs, closure of plants and business that has caused people to go somewhere else to work
- Business loss
- Lack of employment opportunities!
- No jobs, low pay in jobs other than government jobs
- A decline in the availability of jobs/businesses
- Lack of jobs. It looks like to me that new people are not coming to the area due to no business or jobs to maintain a family.
- More jobs outside county. Loss agricultural jobs in county
- Lack of employment, decent housing options in Clark County and high property taxes. Sewer and water has rose in price as well.
- Use to be many small ranches – changed to large owners – small family's on ranches now 1 family on big acreage – no incentive or jobs to retain younger people – too costly for old people on social security. Unfortunately Larsen & Directors and rich folks have bought up Clark Co. and don't even live here! No jobs – no economy.
- Shortage of employment, shortage of recreation, fishing is terrible
- Dehy shut down. Lack of jobs.
- Lack of jobs.
- Lack of recreational places in town – lack of eating place
- Lack of creation of jobs.
- Building permits too high, paying to clean-up your property (demolition permits), give new businesses a break, favoritism to clan members.
- Jobs, school
- No jobs No place to build or live
- Mainly closing of potato plant and farming is more mechanized. Ranching is expensive for the next generation
- The only jobs in Clark County are government/state jobs or farm/ranch jobs. The Ag jobs are relatively low as compared to other jobs. Unless someone loves the way of life they can make a better living elsewhere. Changes in the demand for Ag jobs has to large affect on population ie. Larsen's Hayshed or Potato Processing Plant.
- The Dehyde Plant shut down. No sales tax to county Housing and rentals are shrinkin
- The people who left are not buying gas and tires and other needs The economic loss is overwhelming.
- Loss of jobs ie. Potato Dehydration Plant , Aging Population leaving to be closer to medical help, People living in the county but working elsewhere – such as sheep station researchers except one, and some school teachers.
- Jobs, weather, school and bus routes, You can not live in a place where you do not have a job unless you can/have the ability to get/drive to a job. If you have a high risk of being showed in and unable to get to work, you have to move to where you can get to work.
- Work

- No businesses to work at. When Larsen sold to RDO there was not a labor. Best because there was no place to live and no housing or land to build on. That could be purchased. Get more land available and people will build. Create jobs
- The potato-dy plant closing 2) It feels like a run-down town. The main street hasn't any interaction. 3) The people of Dubois doesn't support the functions of the community. The school, the historic society, the library, the senior center should be functioning and interacting with one another, but that doesn't happen 4) The city council members should be interacting in all businesses and working hard to support commerce.
- Loss of jobs and no jobs for kids to come back to. Lack of encouragement of growth. People want to have an acreage, but can't afford 20-40 ac
- No jobs.
- Same as answer to 1 & 6
- Wages and employment
- The closing of the potato plant. Schools need upgrading. Make more convenience stores like Maverik.
- Should take better care of residents. Example- Wanted kindergarten kid to have parent pickup at remote bus stop instead of taken to child home – net result – 4 kids go to school in Terreton.
- Lack of vision. Decide what you want your county to be, or look like, and make choices to that end instead of just drifting. No plan is no longer an option.
- Lack of good paying jobs and consolidation of ranches and farms
- Not enough jobs
- Seeking adequate employment 2) Seeking better educational opportunities for children and looking for Districts trying to get rid of “common core” teachings. 3) Trying to put a family closer to medical facilities and opportunities.
- Loss of jobs, educational opportunities, no up to date housing, no larger homes, no lots to build as city can't afford water sewer, no one wants to sell 20 or 40 acres
- Not as many jobs as in the past around Dubois
- No work

9. What changes in the community should be made to reverse the out-migration trends in Clark County?

- See #8
- Already covered this previously
- See #8
- I don't know
- Encourage businesses to come by offering no taxes for so long, deals on water – offer something
- Jobs dictate where people live, that is why the county loses population and this will not change. Make it easier for people to build in the county, this would attract vacation home owners and retirees who pay taxes.
- Bring in more businesses therefore more jobs
- Good question it is taken many years to get where we're at and there is no quick fixes

- I think you need expert advise.
- To have more work here, so people will stay.
- More jobs – more business
- Less regs.
- When I have been in Terretton, Mud Lake, etc. there is a nice community centered feeling. I'm not around the Dubois area so much but it seems a friendly area. Those who live there are probably better suited to suggest changes.
- Make it a County & Community with intrest. Let people build without buying so much land.
- Make Clark County more attractive. Continue to encourage recreations and industry in Clark County. Give incentives to attract business so that people coming for fun, hunting, snowmobiling, fishing, etc. will leave some money as bed & breakfast, sporting goods, souvenirs, restaurants – give perks to residents selling ranching & farming supplies.
- The community must support the development of all natural resources, production, resource services, recreation and potential energy production and transmission projects. We must support failing recreation on Federal & State lands. Until the jobs return or are developed. There is no reason to stay or live in Dubois – this same thing has happened to the majority of small towns throughout the west.
- More industry, more mobs, higher paying jobs then a newer larger grocery store with reasonable prices, another gas station with reasonable prices, a newer, nicer, bigger motel.
- Attract new business
- Be more aggressive in attracting industry
- Provide more Good work Help support the small bussness Revamp those that were. Support the Bussness Don't head down I-15 to Walmart ect
- Changing the mind-sets. Even when I moved back to Idaho I was told not to buy a home in Clark Co. and I didn't because the chance of selling it again was limited.
- I don't know at present time but will think about it. We wish to have a community meeting with a “carry in meal” & have a specialist that could give some ideas, goals, & things we could do (suggestions)
- More job
- A vision needs to be generated to make it attractive possibly to retirees or ecology endeavors. Attract the spill from Island Park?
- New commissioners that are willing to bring new jobs to Clark County and grow.
- Look for opportunity for new business.
- Encourage new growth, reduce density requirements, plan for change (you can either plan & control it or react to it) develop a strategy whereby the city council embraces new opportunities (for new business or residences).
- Get some business to come to county
- ? Somehow attract some kind of company to come back into the area that will employ a number of people at all levels of education
- Jobs what else is there.
- Try to bring in outside business – possible tax breaks or other incentives
- This is all repetitive from previous page

- Your people need to get involved first – People have to have a reason not to leave – “Job security”
- Try and bring new businesses to the county
- Right now there is not much to keep people in Clark County. You are not trying to attract any businesses without a way for people to earn an income; there is no reason to stay.
- Push to get road completely paved to Island Park. (more traffic more infatuation with country) prone to more hunting & snowmachineing ie. winter activities at least for weekends these will help to encourage more living accommodations (some want it exactly like it is and no bigger.)
- Our prosperity is in Kilgore. We think the housing density could be house per 5 or 10 acres and still maintain the integrity of the area. The people at the store put all their cabins right on a creek – which we disagree with
- Bring in some type of industry to provide jobs. Find some property owner w/in reasonable distance of town who w/ sell land for business at a reas price. Using City water – sewer w/ necessary balance of ways cost to build own.
- the
- I don’t know. This question can only be answered by those leaving and those that choose not to live here.
- Can’t be changed
- Perhaps out-migration cannot – and should not – be reversed.
- Encourage new business to come here. It could be a tax advantage to some to do so.
- Jobs
- Bring in jobs and change the aditude of some of the people in Clark that to keep the community, you need the growth – but controled. Post a reason/advertise a reason for people to come to Clark.
- See #2
- I don’t think you can make changes that will stop the out-migration.
- Government or other grants for museum, after-school programs, Forest area hiking trails, Trail maintenance, community events, summer educational opportunities in the outdoors, summer park program for kids – staffed by high-schoolers.
- It is really “clan-like”. If you’re not related to or friendly with a well-known large family in the area, this county really is not friendly to outsiders.
- Jobs, jobs, jobs, jobs more economical to residences – incentives for business to come or stay!
- There has to be more employment more and better recreation
- Creation of jobs.
- Great Question!
- Get a few buisnesses where a person can get good food and a drink or play games. Promote the rodeo’s to bring in more people – make better parking for snowmachines –
- Dubois use to be fun to go and play but the police made sure that you was stopped every time we came to town and was never given a ticket so we quit going.
- School, infrastructure
- I don’t know that there is a way to fix it.
- To keep people here or entice people to come live here they need good paying jobs. This will be tough. I don’t know how you promote a business to come start up here. In my

mind the only affect zoning would have is allow a rancher to sell some smaller lots clustered in a coner for a lot of money. The small acreage sold would not affect the operation but the added cash from the sales could keep a struggling farm/ranch afloat. If these ranches sell it is likely they may be taken out of production lose the jobs they provide.

- Intice invite or whatever is possible to bring any one or all things into the county to bring \$\$\$ back as soon as possible
- 1-Require absentee owners to maintain their property to at least minimal standards, 2-Solicit new industry job opportunities, and 3- Infrastructure policies that encourage economic development.
- Efforts to encourage business Legitament business tax breaks perhas. Support Sheep Station. Perhaps on-line schooling options so ranching families would not have leave at the start of the school year because kids are not on a bus route.
- None
- Remove in some areas for smaller lots get more people involved If you're not a fulltime resident you receive nothing on meetings I tried to get involved but told no because I was not full time. Have not received a notice on any county meetings in 3 years. When I got them I went.
- We have a strong Hispanic population now. Maybe we need to do more festivals or activities that involve them. We need to create housing situation that encourage them to purchase real homes and not trailers. New families should be given a welcome to our community package with discounts to connect to gas, utilities, invitation to come to community fair, invitation to local library, etc.
- Try to lower all fees/regulations whenever possible
- Aggressively pursue jobs.
- Same questions as #1-6 To treat people the same.
- Seek business or industry that will enhance the area and improve the opportunity to live and work there.
- I don't have enough information for output.
- Develop a robust tourism trade in Dubois and Spencer 2) Develop a few select pockets of "ranchette" communities to appeal to investors 3) Impliment protective building covenants to keep development high enough awaiting to attract buyers with a high dispensable income. Don't try to attract more people, just get a controlled wave of people with money to buy in.
- I don't know as changing density will reverse out migration. However, it would make it easier to build cabins and summer homes which would add to tax base and commerce
- The county community in our opinion does a good job in making people feel welcome.
- More small businesses, better school administration and education, More things for kids to do, more community participation, Develop ourselves as a destination location.
- Make it easy for younger adults to find job openings.
- Commissioners need to go!

10. What is your “Vision” for the future in Clark County?

- I would love to live in Clark County but the drive time is to great. With some effort Clark County could grow and keep its home town feeling.
- Without jobs and business, I see no future
- I would hope the “vision” for Clark County by every citizen would be a place with quality of life and the ability to make a decent wage with opportunities for a future within the county.
- Out-migration will continue
- Clark County future is very bleak if it doesn’t stop loss of employers
- Unless changes are made to building codes, I see a dismal future for Clark Cty. Less service, less people, vacant schools.
- To grow and prosper
- People are going to need a clean place to live and raise a family.
- An “escape” from urban areas. But I don’t think you can grow your young population without attracting businesses and jobs.
- Its going to end up without any familys here. Our schools will close
- OK the way it is
- Slow growth & small agr. Industry.
- To see my grand children & great grandchildren be able to come to our place in Kilgore & still be able to enjoy the beauty and natural essence a 100 years from now. To see the natural state of the area without ten houses on every mile. That is my goal.
- Make it a beautiful place to raise a family, work, & have fun. Good place to have cattle & make a fair living. Kilgor is a magic place because it isn’t crowded – it needs a place to get gas & take in some money from people having fun there ...nice facilities
- Until the environmental movement is stopped from limiting resource productions & limiting the use of Federal Lands for use by the Healthy Wealthy – we will continue to die on the vine – Federal and State regulations & bureaucracy stifles every proposed
- Grow to a reasonable sized small community and county. The county should be 2000-2500 people with the school district at about 250-300 kids. The industry & jobs outlook should be such that people want to come & live in a small town, small county in a beautiful area.
- Slow business growth
- A mix of Ag & Industry that compliments each other, also recreation it is a beautiful county
- Without consideration to the person next door
- May become a ghost town, if ideals & attitudes don’t change
- It would be nice to see a thriving main street attracting travelers off of the freeway. And to see a community with young families thriving and enjoying the community they live in.
- It remains to be seen. We would hope to improve.
- No more jobs

- I expect that within 10 years Clark County will be combined with other counties to “save money”
- Back to like it was in 1990 or 1980
- Maintain rural setting, but try to bring more business to Clark Co
- A location where individuals come to enjoy recreational activities or live. A location that welcomes newcomers & trusts that the newcomers will be beneficial for the community.
- Bleak right now – hope it improves because we have a beautiful place to live
- It would be nice to see some more businesses in this community.
- Realisticly – more second/vacation homes. Vacationers or tourist at the camp areas to bring in more dollars to the economy.
- Without change – stagnate
- There is always the ideas we get in our visions but we have to have the desire to act and work hard to bring those ideas to life
- It is dying
- Enhance Spencer area & Dubois. They both look like what they actually are Drab & Unique but not inviting to most for full time or weekend living.
- More visitor friendly
- Good jobs, decent housing.
- Very glad the New High School was built years earlier.
- Slow growth, consistent and sustainable, with strong support for local businesses.
- Good place to visit & ranch & recreate More tourist promotion
- Rural county with population concentrated communities
- I think it will remain stable, but it would be nice for the city/county to have some career jobs that would bring young families into our community.
- Hopefully keep going.
- If we don't get any growth we may go away and be annexed into Fremont or Jefferson. We are losing our tax base.
- Thriving town of Dubois and outlying areas.
- I don't see much change unless some business comes in to cause a need for workers.
- At current standings, my vision is not to live here, but keep the house as a winter home.
- Currently my vision is a ghost town in 10 years. If it was not a county seat, it would already be a ghost town.
- I hope the processing plant will start back up Build a reservoir or 2 or 3 that would certainly solve most problems
- My vision would cost a lot of money – make it a town street destination. Take the history of the county and pin point places of historical interest for people to visit. Play up the cowboy thing. European came the American Cowboy – Advertise. Restore the town and the old Hotel. (also Hamer would secede from Jeff. Co. and become a part of Clark Co.)
- With the computer era, we should be trying to attract business' that don't need walk in customers. If we don't do something, we may not even have UPS someday.
- Go out and be aggressive with tax credits or delayed credits – give them county ground to business's to get them going

- Need more businesses, but very hard to do
- Sustained growth
- I would like it to stay much the same. I would like a shoe store but I don't know how to keep it.
- Medicine Lodge is in entire conservation easement status No building or development of any kind will ever be a possibility. We are screwed over there.
- I would like to see businesses come in that support the values and cultures we have – such as ag related support and processing. Recreation/tourism businesses also contributing to our values and cultures. If trends continue, Clark County will become one big summer range with few job opportunities or business opportunities.
- Considering how often I hear people say they don't go to Island Park because it is too crowded wutg tii nabt giyses, my vision is keeping or making Clark County a first class ranching and vacation tourism area. Parks, roadless limited access (motorized), improved camp sites, more fishing/hunting access
- Some
- I would like to see a larger townsite so people can decide they can live there and commute to work open up; some parcels in year round accesable areas so people have a chance.
- I would like to see an interactive town. I would like to see buildings that are not being used either tore down or reinovated. I would like to see more jobs offered and places for people to do their transactions here instead of going to Idaho falls or Rexburg. I want to see the teachers who teach here live within the community. Business owners in a commerce together to support, not compete against each other.
- Get to a somewhat sustainable population and some fair paying jobs
- Control growth
- If things don't change, it's going to be ghost town. Just like Spencer.
- Promoting lifestyle of the county as well as recreational opportunities the area can offer
- Stores to shop at and built up annual rodeo areas
- Gas station/grocery store in Kilgore
- That those who move to this area come with a desire to build up the community and be an upstanding member willing to help others who need it, take pride in the community, and be a position asset in decision making.
- A town that makes you think you have stepped back into the old west. Become a place everyone wants to stop because of the old west feel and atmosphere.
- All commissioners live in the county and send their kids to school here
- Build a house.

What policies or ordinances do you believe should be changed in Clark County to reverse the “out-migration” trend?

- If the housing density is changed, more people may build summer homes.
- All policies and ordinances must be geared toward business and jobs.
- Don't know of any
- Encourage and advertize for businesses, Keep employers that are here.
- Change some codes, enforce others, clean up the county & do no relie so much on “RuralLifestyle and Historic Values.”
- The only resources I see is I-15 services and nature, fish, hunting, and the outdoors be developed
- Less
- Work on making your communities really desirable places to live.
- Clean up & fix up. Bring in new growth. We are mostley Hispanic.
- You have a big problem but are doing a good job.
- Anything that would encourage resource promotion or Federal land use is imperative – actions that force the federal government to accept their land management responsibilities – other than no management, Policies to get the government to contribute to the recreational access to Federal land via county roads. Liability to the County for huge fuel loading on Federal land.
- Not sure, but maybe the commissioners could stop acting so arrogant and do something to help the county and not just themselves and their “good ‘ol boys.”
- I don't know. I'm not familiar with all the Clark County policies or ordinances.
- Take back some of forest Land BLM land.
- I'm not sure. Polices to encourage new business.
- I can't think of any that would help now.
- I don't think it will make a difference unless
- ?
- Clark Co is isolated & wonderful for that reason. Changes are not going to help much unless there is a reason (jobs) to come to Clark Co
- Don't have that specific knowledge
- ?
- Don't know policies, but maybe some zoning problems for housing
- Possible reduction in Densities – jobs
- Policies probably are not the issue – it probably is distance one has to travel for work
- What ever will bring businesses to Dubois
- Change density to 1:5 Talk with power company about promotion & expansion (what kind of deal to get power to outer areas)
- Housing density
- The local governments have done a fine job. When I got here there was very little decent housing to rent & no one would sell me land w/o jacking the price sky high! Even w/a job, you then have to rethink living here. The community is not very welcoming to new homes, though they are lovely people.
- I don't know.
- Less restrictions on houses: sewer, water

- Not sure
- See #2
- I don't think any of those are a cause.
- All policies and ordinances need to be balanced so that those already living here and those who are new feel more welcomed by county and community, instead of benefitting those with money to afford outrageous prices. This is Idaho not California or New York.
- Reduce regulations, reduce costs to older folks, create jobs for younger employers. Quit over building infrastructure until a co w/ interest is made to bring businesses to county/city – increased costs to current residences
- I really don't think changing policies or ordinances will stop out-migration; only jobs will
- Shouldn't have to buy so much acreage to build a house
- All entities need to work together, city, county, school. Less acres to buy to build house. Water hookup from city is way to much.
- Relax some of the P&Z restraints
- I don't think you can fix it.
- Clark County is solely based on natural resource use. This needs to be protected and promoted. Logging, farming, ranching, etc. It has always been that way. If natural resource use decreases Clark County will likely dwindle too. Anything that could promote any new business would be good.
- Kilgor is next to Island Park. We are going to have a paved road soon to link Clark Co to Freemont county . Development along this route for residential multi-family housing could create many dollars of needed revenue to operate our county. Also business.
- Cost sharing infrastructure supporting new business
- Forbid the closing of businesses? You can not force people to stay You can only make things better so they can stay. Policy – increase support of sheep station, high plains propane & other local business. Increase Forest Service Support
- None
- If a part time resident wants to get involved then let them. Put stipulations in an attending 90% of meetings Increase mailings list for meetings so all who wish can attend. Send paper mail and set up with e-mail addresses
- When the dy-plant closed, our area was devastated. We need to support hay and potato growers in the area (including Hamer). Hamer people need (and use) our town too. Policies should be made that unused businesses can not use up our main street, and owners can't just donate their buildings. They should see it at a reasonable price within so many years or lose their property to the city or county.
- Density, P&Z fees, hookup fees
- Pay companies to bring in jobs
- Don't just talk about it. Get it done!
- I don't know.
- You don't need more low income housing, You need more high income housing. You don't need a low income subdivision. You need a few high income subdivision to strengthen your tax base. Get some protective covenants in place to keep "mobile home villages" from taking over and investors will invest in the county.
- More businesses in county with added employment would solve a lot of problems

- Change the 20 acre requirement in rural areas to build upon. Try to match the educational programs of the larger cities around, minus common core, and providing better learning experiences.
 - Density requirements
 - Make it easier for young adults to get financing for building home.
- 11. Are there other issues that you could add which you feel would be useful for the Planning and Zoning Commission to consider?**
- None
 - Since I live out of state, I don't have a handle on the issues for Clark Co. – or the opportunities. Would there be opportunities for a corporate park? I-15 trucking – rest area? Fort Hall type gift shop?
 - Look for Industry to support employment.
 - Work on communities, but leave the farmers and ranchers alone. We live here for a reason. The majority of us do not want to sell any of our land. We treasure what we have.
 - Enforce the policies already in place within City & County Just the good old days with no change does not work
 - You hold the future for Clark County in your hands. Will it be progressive and attractive & crummy and ugly? Will it be beautiful as God made it or a slum?
 - The only plus about changing building codes is the increased taxable value of second homes that are built – while we hope snow removal & services to these homes will not eat up the additional revenue.
 - Resign and put in commissioners that really want to help everyone not just a few.
 - I want to comment on the enclosed page with the data. I found it very interesting and informative. The commission has spent a lot of time for this survey.
 - I feel there are lots of issues that are more family dynamics affecting the growth of Clark Co I'd love to live in Clark Co, but there isn't anyway for my husband to buy a ranch that we could cash flow.
 - More community functions with senior citizens functions & planting of flowers & plants like St Anthony. Keep weeds down etc.
 - You have the number of people who have moved out but it is not only the number but who they are. It is the young people who leave. I can think of less than a dozen families whose children will grow up here that are here & will probably stay besides Farm workers.
 - New commissioners that work for the community and not themselves and their friends.
 - Why has Idaho Fish and Game stopped stocking Beaver Creek above Spencer? Stoddard camp ground is supposed to be one of the better utilized camp grounds in the state and they are not stocking the creek, to provide family opportunities.
 - Make your planning & zoning laws & rules more people friendly, so they may attract new building & construction

- People should be able to use their own land to generate income. If that means using it as a trailer court or store or gas station then that is how it should be used. In the long run, more jobs, etc. would be created.
- Promote Spencer, Dubois, Kilgore to general public maybe even regional editorials
- Housing density
- How to bring in new jobs, how to get the community on board.
- Objective administration without “good old boy” favoritism.
- Give prospective employers a tax incentive it would come back to the county via taxes on employees etc.
- Just getting business to come in
- Talk to the town of Arco – they set up a business center to bring in business. I am not sure if it worked – talk to other small towns on what they are doing (ones that have growth) Advertise the reasons to come in. I don’t want to see the Island Park mentality come in.
- None
- Re-evaluate our area (Idaho), not outside the area prices. We are poor rural America and if things continue it will be homeless and poor rural America. – Ghost town –
- We have had a paid position to bring growth to city/county – has anything been done to improve? What?
- Protect the value of people’s property. When I was at ISU I had a class that taught a little about Planning & Zoning. If someone builds a million dollar home in a neighborhood with homes valued @ \$100,000 it doesn’t increase the value of the \$100,000 homes, it decreased the value of the million dollar home. Neighbors who don’t take care of their property bring down the value of their neighbors home. Junk yards bring down the value of the homes around them. Homes are big investments and people considered these things before they buy or move,
- I don’t know if it is planning & zoning or the city ordinances that stops people. It shouldn’t be so hard & expensive to get something going.
- Don’t get stuck in NIMBY (not in my back yard)
- I’m not sure we want to be another Island Park. Our way of life would change and we couldn’t afford farm or ranch
- Be supportive of any businesses trying to come in or expand. It is a jobs issue.
- Farming and ranching do not provide enough finance to pay the bills of our county and never will We need tax base generating entities. However folks face the fact we are screwed Watch the sheep station close and check your facts We are screwed
- I don’t know that P & Z can do a whole lot except on a case by case basis. Wholesale changes will not change out migration. Education for young people to show them how to start and succeed in business would help. We need to learn to take advantage of technology that can expand the marketing potential of new local business ie. internet etc.
- Could Clark County buy or take over sheep station/expand it? Could a similar program with cattle be started? Promote opal mine. Perhaps assist with creating tour dates where people could dig/search for opals at mine. What happened to garbage and energy plant? Was that an expensive scam? Can Clark County do anything to support/aid power transmission lines from Montana to Idaho Falls?

- Work out a format with road & bridge to plow more roads so you can plan to increase housing areas Instead of letting outreach people fend for themselves try to set up parking access for more recreation more use more dollars. I have a PO Box in Dubois and I still receive no notice of meetings I own lots in Spencer cemetery. I pay the same taxes as a full time resident If you don't let people know or get involved they give up trying
- We lose a lot of business to Idaho Falls. Ike's gas station is way over-priced. The selection you get there is awful. It would be nice to have a little grocery store or farmer's market encouraged into the community. Plant zoning should encourage that and NOT let Ike's buy up property to keep competition away. Creates another dead zone in Dubois - - - or kick people out of apartments. That gives our town an "unwelcoming" feeling. Who would want to set up roots here after being in that whole apartment fiasco? The city council should of intervened of behalf of these residents.
- If you do not change, Clark County will die on the vine
- Need more tax base to keep roads open and snow plowed from Dubois to Island Park.
- You need to develop a seasonal destination atmosphere – a horse park in Dubois for events, equine layovers, hunting base camp. Equine enthusiasts are among the highest disposable income group of hobbyists in the US. Acquire a 20 acre park expanding the current rodeo grounds and put in an access road to it from the hwy. See Winnemucca, NV
- The commissioners have divided the community, period! The rules aren't the same for everybody – that divides.

12. Are you aware that the Clark County Comprehensive Plan and Development Code are located on the Clark County Website <http://www.clark-co.id.gov> ?

